THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/05/07 14:33 2 pgs
Fees:13.00 Taxes:566.10
20070605-0067125

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 92-08/119.00

The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of May, 2007.

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-19-08

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Robert Sean Stewart
508 Dr. D.B. Todd Jr. Blvd.
Nashville, TN 37203

SEND TAX BILLS TO:

SAME

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Wayne O. Weaver and wife, Janeen M. Weaver**, hereinafter collectively referred to as "Grantor," have bargained and sold, and by these presents does transfer and convey unto **Robert Sean Stewart, a single person, and Robin Elizabeth Vance, a single person,** their heirs and/or assigns, hereinafter collectively referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Tract No. 2: Being Lot No. 39 on the Plan of John R. Hudson's Addition to Nashville, as of record in Book 21, page 136, Register's Office for said County.

Said Lot No. 39 fronts 58 feet on the easterly side of 18th Avenue, North formerly Bostick Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wayne O. Weaver and wife, Janeen M. Weaver in Instrument No. 20060428-0048822, recorded April 28, 2006, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 508 Dr. D. B. Todd Boulevard, Nashville, TN 37203. This property has been used for investment purposes only and has never been used as the marital residence of the Grantor.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year, assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 30th day of May, 2007.

Wayne O. Weaver

Janeen M. Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Wayne O. Weaver,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of May, 2007.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Janeen M. Weaver,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of May, 2007.

Notary Public

My Commission Expires: 7-19-08

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY